



38 Ormskirk Road, Rainford, WA11 8DH

£200,000



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Stapleton Derby are pleased to present this charming three-bedroom terraced cottage, nestled in the desirable village of Rainford. This delightful property is ideally situated, offering easy access to local amenities and excellent transport links, making it perfect for families and commuters alike.

Upon entering, you are welcomed into a bright entrance hall that leads to a comfortable living room, perfect for relaxation and entertaining. The spacious kitchen dining area is a highlight of the home, providing ample space for family meals and gatherings. Adjoining this area is a large conservatory, which floods the space with natural light and offers a lovely view of the rear yard, creating an inviting atmosphere for both everyday living and special occasions. Additionally, there is a convenient store room, providing extra storage solutions.

The first floor comprises three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, designed to cater to the needs of the household.

Externally, the property features a rear yard with a garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air.

This property is a wonderful opportunity for those seeking a home in a vibrant community. Viewing is highly recommended to fully appreciate the charm and potential this cottage has to offer.

Floor Plan



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

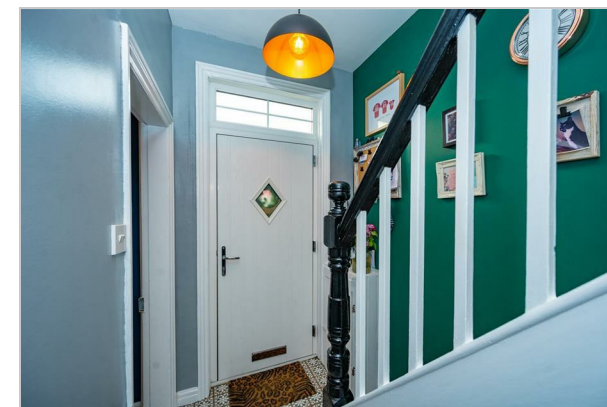
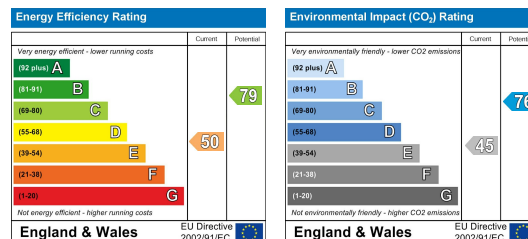
Accommodation

- FREEHOLD
- COUNCIL TAX A
- EPC
- COTTAGE
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- LARGE CONSERVATORY
- REAR YARD AND GARDEN
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

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